

ORDINANCE NO. 239-15

BY: **BRIAN DAY**

(By Request – Community Services & Economic Development Director)

AN ORDINANCE TO ACCEPT A DONATION  
OF PROPERTY LOCATED AT 3425  
BROOKVIEW AVENUE IN THE CITY OF  
PARMA, AND DECLARING AN EMERGENCY

WHEREAS, the property located at 3425 Brookview Avenue is a foreclosed and long vacant dilapidated structure requiring repairs that well exceed 50% of the value of the home; and,

WHEREAS, Summary Nuisance Abatement has been declared by City Council on this property and the dwelling structure is scheduled for demolition during the week of November 23, 2015; and,

WHEREAS, the City of Parma is desirous of obtaining and demolishing any substandard and blighting structure in an effort to deconcentrate housing north of West Ridgewood Drive and to stabilize the local housing market by pulling such structures out of the “for sale” inventory; and,

WHEREAS, U.S. Bank Trust as Trustee, or its assign, is willing to Quit Claim ownership of this property in order to accelerate the inevitable property tax foreclosure case and granting of the property to the Parma Land Reutilization Corporation;

WHEREAS, the City of Parma has the absolute right to acquire property by gift pursuant to Ohio Revised Code 715.01; and,

WHEREAS, this Council has determined that the City of Parma would benefit from accepting such a donation;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PARMA, STATE OF OHIO:

Section 1. That the Mayor of the City of Parma is hereby authorized to accept a Quit Claim Deed from U.S. Bank Trust as Trustee, or its assign, for the single-family property located at 3425 Brookview Avenue, Parma, Ohio, 44129, Permanent Parcel Number 444-04-075, with a copy of the legal description attached as Exhibit “A”.

Section 2. That the Mayor is hereby authorized to accept said Deed and to take such action and to execute such other documents and amendments thereto as may be necessary as are approved by the Law Director.

Section 3. That the City Auditor is directed to perform such filings as may be necessary to ensure that said property becomes listed as tax exempt as municipally-owned property for public purpose.

Section 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and welfare of the City of Parma, and for the further reason that this measure is necessary in order to receive the donation in the near future, and this Ordinance shall become immediately effective upon receiving the affirmative vote of two-thirds of all members elected to Council and approval of the Mayor, otherwise from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
CLERK OF COUNCIL

FILED WITH  
THE MAYOR: \_\_\_\_\_  
MAYOR, CITY OF PARMA, OHIO